



CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION
7401 BALTIMORE AVENUE, COLLEGE PARK, MARYLAND 20740
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ADVISORY PLANNING COMMISSION
Approved Minutes of Meeting
November 3, 2022

<u>Members</u>	<u>Present</u>	<u>Absent</u>
Stephanie Stullich, Chair	_____	_____ x
Santosh Chelliah, Vice-Chair	_____	_____ x
Daejauna Donahue	_____ x	_____
Vernae Martin	_____	_____ x
Kiersten Johnson	_____ x	_____
Malaika Nji-Kerber	_____ x	_____
Michael Meadow	_____ x	_____

Also Present: Planning Staff – Terry Schum, Miriam Bader, and Theresheia Williams;
Attorney – Suellen Ferguson

- I. Call to Order and Amendments to Agenda:** Michael Meadow called the meeting to order at 7:39 p.m.
- II. Approval of the Agenda:** The agenda was approved with as posted with a vote of 4-0-0.
- III. Approval of Minutes:**
The October 6, 2022 minutes were approved as written with a vote of 4-0-0.
- IV. Public Remarks on Non-Agenda Items:** There were no Public Remarks on Non-Agenda Items.
- V. CPV-2022-04 Variance to construct an addition and improvements
Applicant: **Stevens and Elizabeth Miller**
Location: **9703 52nd Avenue****

Michael Meadow explained the hearing procedures and placed witnesses under oath. Miriam Bader summarized the staff report. The applicants are requesting variances to construct a 3 x 6-foot front canopy, stoop, and stairs to replace an existing entry vestibule and construction of an 8' x 21' 6" rear addition to replace an existing covered rear porch. The house was built in 1950 and the total area of the lot is 5,500 square feet, with a lot width of 50 feet, and a depth of 110 feet. The property is rectangular and is improved with an 862.8 square foot, 1.5-story frame house, a 512 square foot garage, a 165.7 square foot covered rear porch, and a 1,194 square foot driveway. The existing lot coverage exceeds the maximum allowed by 14.7%.

The driveway connects to a freestanding 2-car garage at the very back of the lot. A lot coverage variance of 8.9% square feet was granted in 1989 by the County Board of Appeals to allow for the construction of a garage with a driveway. A condition was placed on the variance that storm drainage from the garage be diverted from the adjoining property.

The proposed improvements will decrease lot coverage from 49.7% to 46.6% since the improvements include reducing the vestibule area and removing 160 square feet of driveway in front of the house. The proposed improvements will increase the existing front yard setback by 0.2 feet from 22.0 feet to 22.2 feet.

Miriam Bader stated that the applicant submitted 7 letters of support from adjoining property owners. One of the property owners, Gary Parker, that lives at 9700 52nd Avenue, signed a letter of support but contacted the City to let them know that he was concerned about the hours of construction disturbing his sleep.

Staff recommends approval of the following variances to permit the construction of a 3 x 6-foot front canopy, stoop, and stairs to replace an existing entry vestibule and the construction of an 8' x 21' 6" rear addition to replace an existing covered rear porch:

1. A variance of 11.6% or 641.8 square feet from the maximum allowable lot coverage of 35% or 1,950 square feet.
2. A variance of 2.8 feet from the minimum 25-foot front yard setback.

Miriam Bader submitted the staff report, Exhibits 1-9, and the PowerPoint presentation into the record.

Stevens Miller, applicant, testified that he spoke with Mr. Parker, the resident at 9700 52nd Avenue prior to coming to the meeting and assured him that they would encourage their contractors to defer the noisier work to the latter part of the day. He stated that they will follow any restrictions that are already in place by the city. He stated that the back deck was built in the 1980s and has never been replaced. One of the neighbors helped to build the deck and is anxious to see it replaced and updated with modern construction that resembles the rest of the house. The deck will be replaced with the same footprint, so it has no impact on the impervious surface.

Michael Meadow asked if there will be extra green space and less impervious surface?

Miriam Bader stated, yes.

Thomas Ahmann, architect, stated that the request is to accommodate the standard features of a modest house by constructing a covered entrance, mud room and closet space. The lot coverage and setbacks from the current footprint will be reduced. The applicants have submitted notable neighbor support with letters from adjoining property owners and have also met the criteria for granting the variance as evidenced in the staff report.

Michael Meadow asked if a new sidewalk will be constructed?

Thomas Ahmann stated that a 3-foot-wide sidewalk will be installed.

Malaika Nji-Kerber moved to recommend approval of variance CPV-2022-04 based on staff recommendations and the criteria outlined in the staff report. Kiersten Johnson seconded. Motion carried 4-0-0.

Commissioners reviewed the criteria that need to be met before the variance can be granted and determined that:

- 1) The property has an extraordinary situation because a variance from lot coverage was granted in 1989 to allow for the construction of a garage with a driveway and the existing front vestibule does not comply with the required minimum front yard setback. Although no variance was applied for or obtained for the vestibule, it was part of the structure when purchased by the Applicants and appears to be of long-standing. The proposed canopy, stoop and stairs will increase the setback and decrease the lot coverage of the existing vestibule.
- 2) The strict application of the Zoning Ordinance will result in a practical difficulty for the property owners by preventing them from making improvements to their property that won't expand noncompliance from what exists today.
- 3) Granting the lot coverage variance and front yard setback variances will not substantially impair the intent or purpose of the applicable County General Plan or County Master Plan because existing lot coverage will be reduced, the front setback will be slightly improved from existing conditions and the proposed canopy, stoop and steps are consistent with the neighborhood.

VI. Review and Discuss the 2022 Annual Report

Terry Schum stated all City Boards and Committees are required to submit an Annual Report to the City Clerk's office, which is shared with the Mayor and City Council. It is an opportunity for the Board to address any issues or problems that they want to bring to the attention of the City Council. The Chair, Stephanie Stullich, who was not in attendance, sent an email to members & staff indicating that she reviewed the draft annual report and would like to suggest a few minor edits about hybrid zoom meetings. Stephanie will send her proposed changes to everyone so they can be included on the December agenda for approval. Members voted unanimously to defer the approval of the report until the December meeting and share any comments with the entire commission and staff prior to being compiled for review.

VII. Update on Development Activity – Terry Schum reported on the following:

Aviation Landing – The developers held a public announcement on November 3rd to introduce the proposed development, which will be in the Discovery District. In attendance were President Pines of the University of Maryland, County Executive Angela Alsobrooks, and members of the County Council. This project will include most of the area between Campus Drive, College Park Airport, and the Junior Tennis Champions Center. The project will be an assemblage led by Terrapin Development Company, the Castle Family (Four Castles) and Mosaic Development Partners. The proposal is for 1.3 million square feet of development, 900 units of housing, open space, retail, and other commercial space in the Discovery District. It will take a little while before the agreement is approved between the development team and the county. This project will go through the public review process and will be constructed in phases. The project is consistent with the approved Transit District Overlay Zone (TDOZ). Once the plans are submitted, staff will bring them before the APC to review.

VIII. Other Business: There was no other business.

VIII. Adjourn: There being no further business, Malaika Nji-Kerber moved to adjourn the meeting. Daejauna Donahue seconded. The meeting was adjourned at 8:10 p.m.

Minutes prepared by Theresheia Williams